

Schedule “1”

DRAFT Urban Hamilton Official Plan Amendment No. X

The following text, together with Appendix ‘A’ – Volume 2, Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan attached hereto, constitutes Official Plan Amendment No. X to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a Site Specific Policy Area within the Ancaster Wilson Street Secondary Plan to permit an increased height for a mixed use building within the Mixed Use – Medium Density – Pedestrian Focus designation.

2.0 Location:

The lands affected by this Amendment are known municipally as 335 Wilson Street East, in the former Town of Ancaster.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development of 335 Wilson Street East maintains the general character of the Ancaster Wilson Street Secondary Plan’s Village Core;
- The proposed Amendment will maintain the general built form envisioned for the Ancaster Wilson Street Secondary Plan; and,
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.8 – Ancaster Wilson Street Secondary Plan

- a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.8 – Ancaster Wilson Street Secondary Plan be amended by adding a new Site Specific Policy Area, as follows:

“Site Specific Policy – Area X

B.2.8.16.X For lands identified as Site Specific Policy – Area “X” on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known as 335 Wilson Street East, the following policy shall apply:

- a) Notwithstanding Policy B.2.8.8.5 a), the building height shall not exceed 3 storeys and shall be designed to be a maximum of two and a half storeys in height adjacent to Wilson Street East.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.2.8.-1 – Ancaster Wilson Street Secondary Plan – Land Use Map be amended by identifying a portion of the subject lands as Site Specific Policy – Area “Y”, as shown on Schedule “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. _____ passed on the ____th day of ___, 2022.

**The
City of Hamilton**

F. Eisenberger
MAYOR

A. Holland
CITY CLERK

